



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: July 24, 2013
Applicant: Arc of San Diego
Case No.: DRC-13-04
Address: 1280 Nolan Avenue
Project Planner: Caroline Young

Notice is hereby given that on July 24, 2013, the Zoning Administrator considered Design Review (DRC) application DRC-13-04, filed by Arc of San Diego ("Applicant"). The Applicant requests Design Review approval to rehabilitate an existing private training facility site for mentally and physically disabled preschoolers and adults. The Project is located at 1280 Nolan Avenue ("Project Site") and is owned by Arc of San Diego ("Property Owner"). The 2.3 acre Project Site is zoned Single-Family Residential (R-1) Zone and has a General Plan designation of Residential Low Medium (RLM). The Project is more specifically described as follows:

The Project consists of the rehabilitation of an existing private training facility site for mentally and physically disabled preschoolers and adults. Proposal consists of the following; 1) 2,205 square-foot one-story office addition to the existing two-story building to remain; 2) 14,662 square-foot one-story building for multi-purpose and classrooms; and 3) 1,231 square-foot one-story pre-school building. The buildings will incorporate enhanced architectural features such as tower, arched openings, arched windows, wood trellis, and covered walkway. Required parking is provided on site with forty-one (41) off-street parking spaces provided in the southern portion of the site.

Onsite amenities include several open space areas throughout the project site consisting of three (3) courtyards located at the front entrance and in between buildings. There is one vehicle entrance proposed with two pedestrian access pathways off Nolan Avenue. Improvements to the site also include a paved parking lot, landscaping, courtyards, and a new trash enclosure.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code (CVMC), Landscape Manual, and Design Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

The Zoning Administrator, under the provisions of Section 19.14 of the Chula Vista Municipal Code, has conditionally approved said request based upon the following findings of facts as required by CVMC Section 19.14:

That the proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Chula Vista Design Manual.

The Project is consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Design Manual. The building will incorporate enhanced architectural features such as tower, arched openings, arched windows, wood trellis, and covered walkway and the existing building to remain will be repainted to match the proposed building. A new trash enclosure will be constructed to meet current code regulations. Required parking is provided onsite with forty-one (41) off-street parking spaces provided in the southern portion of the site.

The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.

The design features are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual. The landscape plan proposes water efficient plants and a water efficient irrigation system to reduce the overall maintenance cost of the project.

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:**

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1719.
3. Approval of this Design Review Permit is contingent upon approval of Conditional Use Permit application, PCC-09-073 by the Zoning Administrator.
4. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on July 24, 2013.
5. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9.20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
6. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
7. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
8. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved to the satisfaction of the Development Services Director, prior to the issuance of the building permit.
9. The Applicant shall obtain approval of a sign permit for each sign by the Development Services Department. Signs shall comply with all applicable requirements of the Municipal Code.

Fire Department

10. This project will require a fire flow of 4,000 gallons per minute for a 4-hour duration (at 20psi).
11. Prior to the approval of any building permit, the Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating fire flow is available to serve this project.
12. Prior to approval of the building permit, the Applicant shall provide a water supply analysis (technical report) to the Chula Vista Fire Department for review and approval. This report shall be a node to node analysis using the Hazen-Williams formula. The analysis shall show that the required fire flow is available at the hydrants and that simultaneously, the sprinkler demand is available at the most demand sprinkler riser.
13. Fire Hydrants shall be located not greater than 300 feet apart. Based upon the minimum required fire flow and hydrant spacing a total of four hydrants are required to serve this project. Prior to building permit approval, the Applicant shall show all fire hydrants required to serve this project on the building permit.
14. Prior to any construction, all Fire Department access and water supply needs to be installed.
15. Automatic gates shall be provided with both an Opticom Detection System and a Knox Key Switch override. Provisions shall be taken to operate the gate upon the loss of power.
16. Buildings shall be provided with two Knox appliances.
 - Provide a Knox Vault at the main entrance to the building
 - Provide a Knox Box at the fire control room
17. The buildings shall be addressed in accordance with the following criteria:
 - 0-50 ft. from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51-150 ft. from the building to the face of the curb = 10-inches in height with a 1 ½-inch stroke
 - 151 ft. from the building to the face of the curb = 16-inches in height with a 2-inch stroke
18. Prior to occupancy, the Project is to be protected throughout by an approved automatic fire sprinkler system.
19. Prior to occupancy, the Project will be required to have a Fire control room.

20. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I hood and an automatic fire extinguisher system that is listed and labeled for its intended use.
21. The Project is to be protected throughout by an approved fire alarm system.
22. The Applicant shall provide one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction.

Public Works, Environmental Division

23. Prior to the approval of the building permit, the Applicant shall develop and submit a "Recycling and Solid Waste Management Plan" to the Conservation Coordinator for review and approval as a part of the permit process. The plan shall demonstrate those steps the applicant will take to comply with Municipal Code, including but not limited to Section 8 24, 8.25, and 19 58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by the residential developments. The applicant shall contract with the City's franchise hauler throughout the construction and occupancy phase of the project. The "Recycling and Solid Waste Management Plan" features shall be identified on the building plans.
24. Prior to the approval of the building permit, the Applicant shall submit the required performance deposit fee.

Land Development Division/Landscape Architecture Division

25. The Applicant shall be required to pay Land Development Fees based on the final approved building plans for the project.
 - Sewer Connection and Capacity Fee
 - Traffic Signal Fee
 - Sewer Basin DIF
 - Other Engineering Fees as applicable per Master Fee Schedule
26. The Applicant shall be required to pay additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule with the submittal of the following items:
 - a. Grading Plans
 - b. Street Improvement Plans
27. The proposed driveway shall comply with CVD-GR04 and CVCS-1A. The driveway shall also conform to City's sight distance requirements; landscaping, street furniture, and signs shall not obstruct drivers' visibility.

28. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.
29. The storm water runoff generated at the site shall be treated by implementing Best Management Practices comparable to permeable asphalt-concrete, unit pavers, bioretention systems, flow-through planters, etc.
30. On-site drainage and sewer systems shall be private.
31. Any private facilities (if applicable) within ROW or the City's easement will require an encroachment permit prior to Improvement Plan or Building Permit approval, whichever occurs first.
32. The Applicant shall submit completed Form 5500-Permanent Storm Water BMPs Applicability Checklist and determine if project is subject to Hydromodification Requirements.
33. Developer must obtain a Land Development Permit prior to beginning any earthwork activities at the site and before issuance of Building Permits in accordance with Grading Ordinance No. 1797. Developer shall submit Grading Plans in conformance with the City's Subdivision Manual and the City's Storm Water Management requirements, including, but not limited to, the following:
 - a. Grading Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer.
 - b. A Drainage Study, a Water Quality Technical Report (WQTR), and a Geotechnical/Soils Report are required with the first submittal of Grading Plans.
 - c. A letter of permission to grade may be required if the footings of the retaining walls encroach into the neighbor's property.
 - d. Structural calculations for retaining walls that don't conform to City of Chula Vista Construction Standards. Type of retaining walls shall be specified in the grading plans.
34. Permanent storm water requirements, including site design, hydromodification, source control, and treatment control Best Management Practices (BMPs) shall be incorporated into the project design, and shall be shown on the plans. Any structural and non-structural BMP requirements that cannot be shown graphically must be either noted or stapled on the plans.
35. The Applicant shall enter into a Storm Water Management Facilities Maintenance Agreement to perpetually maintain private BMPs located within the project prior to issuance of any grading or building permits, whichever occurs first.

- 36 The applicant shall obtain a Construction Permit to perform the following work in the City's right-of-way, prior to Engineering's release of any building permit:
 - a. Removal and replacement of broken or damaged curb, gutter, and sidewalk per San Diego Regional Standard Drawing SDRSD G-2, and G-7 along the project's frontages on Nolan Avenue and East Oneida Street.
 - b. Removal and replacement of existing driveway with curb, gutter, and sidewalk.
 - c. Removal and replacement of the pedestrian ramp at the SW corner of East Oneida Street and Noland Avenue.
 - d. The Public Works Operations Sewer Section will need to inspect any existing sewer laterals proposed to be used with the project and determine if they require replacement.
 - e. Installation of one street light next to the proposed driveway along Nolan Avenue.
37. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary.
38. Prior to building permit approval, clearly show all proposed and existing underground systems, such as drainage, sewer and water, and how they connect to the public systems.

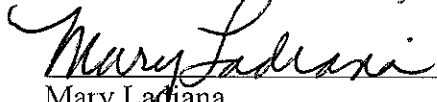
II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-13-04, date stamped approved on July 24, 2013, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary,

DRC-13-04, Arc of San Diego

in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 24th day of July 2013.



Mary Lachiana
Zoning Administrator